

2.0 Existing Conditions

2.1 Introduction

This chapter summarizes the existing conditions in North Albuquerque Acres that pertain to commercial land uses. Conditions include current zoning and specific commercial land uses; commercial trade area guidelines; current and future population figures; and utility, roadway, and drainage capacities. In addition, an annotated bibliography of the following adopted plans and policies pertaining to land use and to open space and trails is contained in Appendix A:

Land Use

- Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres (1978)
- La Cueva Land Use Guide (1986)
- Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)
- Report of the La Cueva Land Use Guide Advisory Committee (1994)
- North Albuquerque Acres and Sandia Heights Light Pollution Ordinance (1997)
- Bernalillo County Zoning Ordinance (1998, rev. 2005)
- North Albuquerque Acres Blueprint for Action (1998)
- North Albuquerque Acres Transportation Plan (1998)
- La Cueva Sector Development Plan (1999)
- Paseo del Norte Commercial Corridor Study (1999)

Open Space and Trails

- Facility Plan for Arroyos (1986)
- Albuquerque/Bernalillo County Comprehensive Plan (1988, rev. 2002)
- Major Public Open Space Facility Plan (1999)
- Trails and Bikeways Facility Plan (1993; map rev. 1996)
- North Albuquerque Acres Transportation Plan (1998)
- Metropolitan Transportation Plan (1998, rev. 2006)
- Long Range Bikeways System Map (1999, rev. 2004)
- Albuquerque Comprehensive On-Street Bicycle Plan (2000)

The vast majority of the North Albuquerque Acres acreage in the County (3651 acres) contains residential land uses or is vacant and undeveloped. Only a few properties have non-residential Conditional Use Permits or Special Use Permits in this area.

Zone change, conditional use permit and special use permit requests for commercial and institutional uses triggered the need for the Commercial Corridor study and the Sector Development Plan. One of the primary purposes of this Sector Development Plan is to establish regulations that implement the land use recommendations of the Commercial Corridor Study.

2.2 Commercial Trade Area Guidelines

The amount of commercial land needed to provide services to North Albuquerque residents was one of the considerations in the Corridor Study. The recommendations of the Corridor Study generally follow guidelines for locations of shopping centers published by the Urban Land Institute.

Table 2-1 General Guidelines for Location of Shopping Centers

Type of Center	Minimum Population Support Needed	Radius	Driving Time
Community	40,000 – 50,000	3 – 5 miles	10-20 minutes
Neighborhood	2,500 – 40,000	1.5 miles	5-10 minutes

The Urban Land Institute makes the following points about shopping centers and trade areas:

- The boundaries of trade areas are determined by a number of factors, including the type of center, accessibility, physical barriers, location of competing facilities, and limitations of driving time and distance.
- New shopping centers do not create new buying power; rather, they attract customers from existing districts or capture a portion of new purchasing power in a growing area.
- A new shopping center will draw on three sources: the increase in population, patrons from existing stores in the trade area, and customers seeking goods and services not offered in the area.

Based on these guidelines, neighborhood centers would be more appropriate than a community-scale shopping center in the study area. Neighborhood-scale shopping centers are listed in the Bernalillo County Zoning Ordinance under the C-N and C-1 zones. A community-scale shopping center has been developed recently at the northeast corner of Paseo del Norte and Wyoming and will draw from residents living within the study area boundaries. Other retail areas, including a Furr's grocery store at Ventura and Paseo del Norte, have been developed or are planned nearby in the city.

The population needing goods and services from future commercial businesses in the North Albuquerque Acres consists of residents living within the study area, drivers using Paseo del Norte during the morning and evening peak hours, and Sandia Heights residents who use Paseo del Norte as their primary east-west thoroughfare. These three populations are outlined in Table 2-2.

Table 2-2 Plan Area and Vicinity Population and Average Daily Traffic

Geographical Area	Population	Dwelling Units
<i>Paseo Del Norte Commercial Corridor Study Area</i>	<i>4,400</i>	<i>1,531</i>
<i>Sandia Heights</i>	<i>5,625</i>	<i>2,475</i>
Vehicular Pass-By (average daily traffic):		
▪ Paseo del Norte between Eubank and Browning (1997)	7,900 vehicles	N/A
▪ Paseo del Norte between Eubank and Browning (2015)	22,000 vehicles	N/A
▪ Paseo del Norte between Holbrook and Eubank (1997)	9,800 vehicles	N/A
▪ Paseo del Norte between Holbrook and Eubank (2015)	34,000 vehicles	N/A
▪ Alameda between Wyoming and Barstow (1997)	2,400 vehicles	N/A
▪ Alameda between Wyoming and Barstow (2015)	16,100 vehicles	N/A
▪ Alameda between Ventura and Eubank (2015)	8,600 vehicles	N/A
▪ Eubank between San Bernadino and Ranchitos (1997)	8,800 vehicles	N/A
▪ Eubank between San Francisco and Quintessence (2020)	21,200 vehicles	N/A

The criteria established as a result of this North Albuquerque Acres study consider population growth and future market demand as part of criteria development. Other factors, as described in Section 3.2 of this report, were also considered as integral components of criteria development.

2.3 Existing Roadways and Utilities

The study area is generally characterized by two-lane local roads. As described earlier, three principal arterials run through the study area: the existing Alameda Boulevard roadway has four paved lanes from Interstate 25 to San Pedro, two lanes from San Pedro to Wyoming, and four lanes from Wyoming to Barstow. No roadway exists within the platted right-of-way from Barstow east to Eubank. The existing Eubank Boulevard roadway has four paved lanes with a raised median from Academy to Starlight Drive, and two undivided paved lanes from Starlight north.

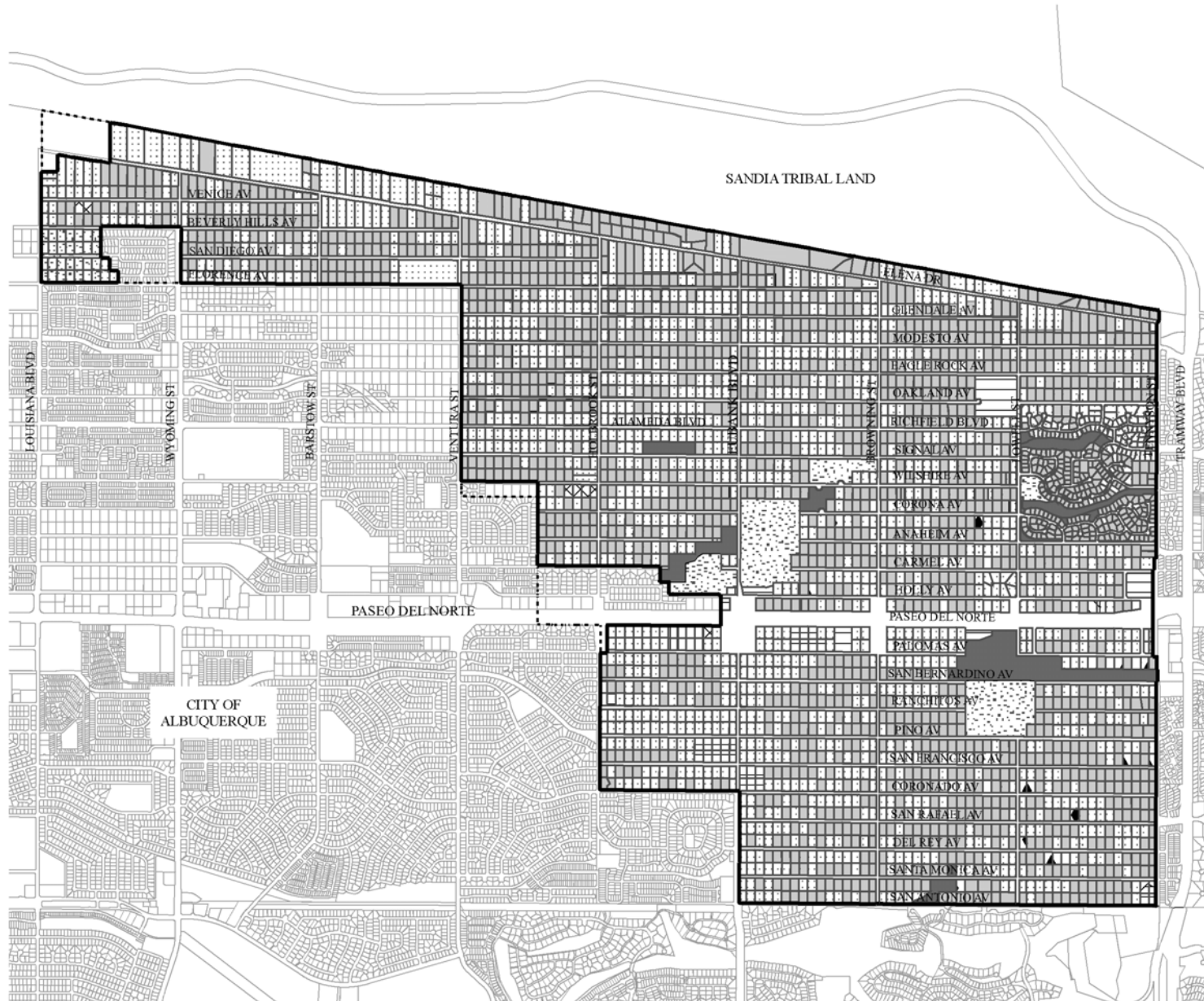
The locations of existing water and sewer lines in and around the study area are shown graphically in Figure 7-1 and Figure 7-2, later in this report.

Figure 2.1

Paseo del Norte/ North Albuquerque Acres

Sector Development Plan

EXISTING LAND USE



- Current Plan Boundary
- NAA Parcels
- - - Original Plan Boundary
- Parcels Outside NAA
- LAND USE**
- ◆ AGRICULTURE
- ⊠ COMMERCIAL SERVICE
- DRAINAGE & FLOOD CONTROL
- ▨ INDUSTRIAL & MANUFACTURING
- ▧ PARKING LOTS & STRUCTURES
- ▤ PARKS & RECREATION
- ▥ PUBLIC & INSTITUTIONAL
- ▦ SINGLE FAMILY
- ▨ TRANSPORTATION & UTILITIES
- ▩ VACANT/OTHER



This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.